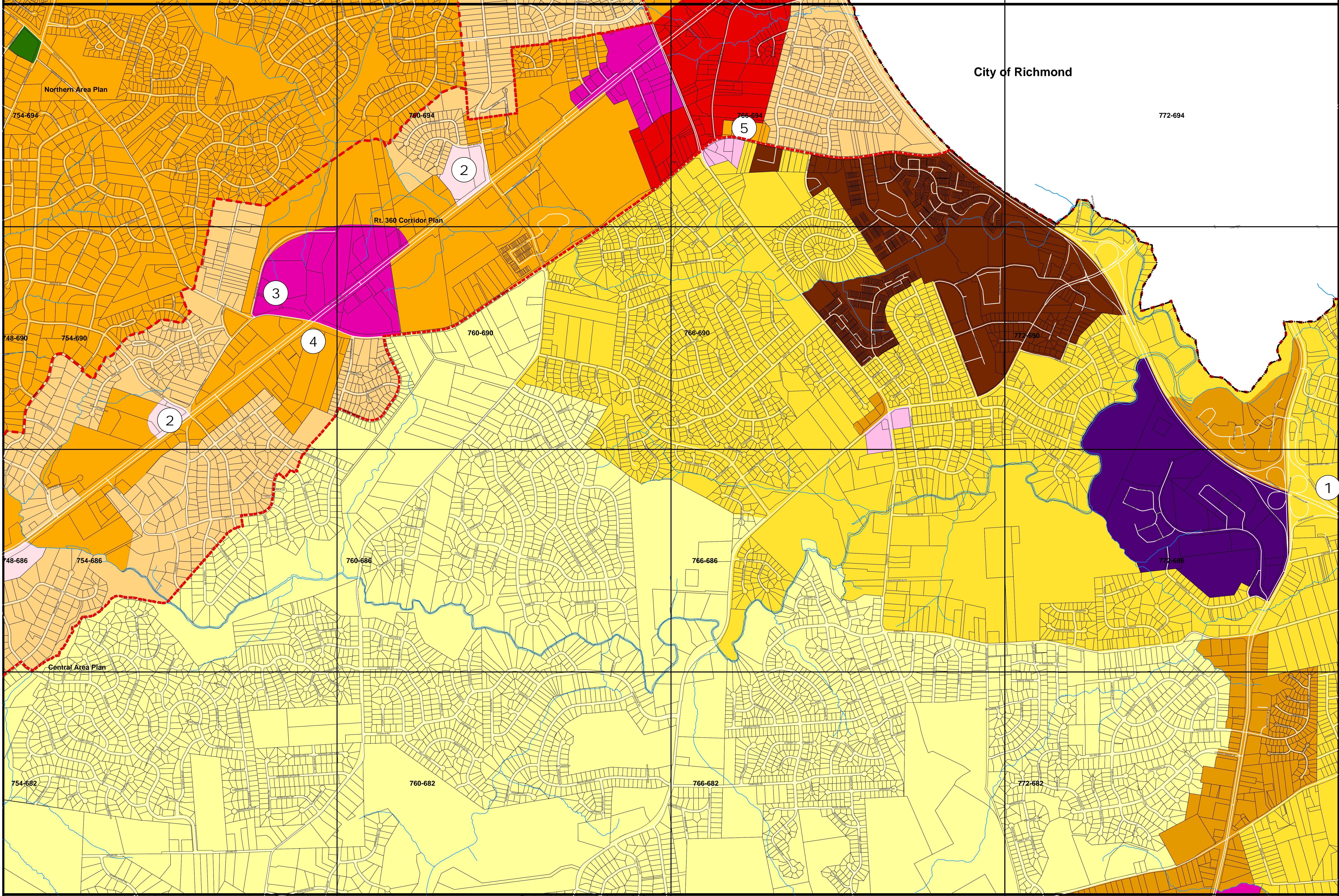


CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 11

KEY
Refer to Plan text for full definition

See Notes Below



Central Area Plan

(Adopted Date: January 10, 2001)

- Residential (1.0 - 2.5 D.U.A.)
- Residential (2.51 - 4.0 D.U.A.)
- Residential (7.01 D.U.A. or more)
- Office
- Mixed Use Corridor
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Light Industrial
- General Industrial
- Parks

Eastern Midlothian Plan

(Adopted Date: April 22, 1998)

- Residential (2.51-4.0 d.u.a.)
- Residential (7.01-14 d.u.a.)
- Office
- Community Mixed Use
- Regional Mixed Use
- Light Industrial

Northern Area Plan

- Medium Density Residential (1.51 to 4.0 units/acre)
- High Density Residential (7.01 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Parks, Recreation or Open Space

Route 360 Corridor Plan

(Adopted Date: May 10, 1995)

- Residential: 4 units/acre or less
- Mixed Use Corridor
- Neighborhood Mixed Use
- Community Mixed Use
- General Commercial

NOTES

Central Area Plan

General Note

Within all land use categories, zoning proposals should be analyzed to determine specific impacts of individual projects on existing and future development.

Transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and plan review processes.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity uses.

In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provides for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

The rural forested character of Newbys Bridge Road should be preserved. Further, any non-residential uses along Newbys Bridge Road, north of Whitepine Road Extended, should be oriented toward the interior of projects having an internal road network.

Light industrial uses adjacent to existing or future residential areas should be designed in a campus style setting to be achieved through preservation of forested character/landscaping and buildings with architectural styles and materials of the quality found in office/industrial parks such as Moorefield or the Arboretum.

Transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and plan review processes.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity uses.

Eastern Midlothian Plan

General Note

A. In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provides for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

B. Within the Community Mixed Use and Regional Mixed Use areas, other more intense uses may be appropriate following an evaluation of the specific site and its location with respect to surrounding uses, special design criteria and other operational conditions, so as to insure that the use will not adversely impact existing and anticipated area development.

C. Should it later be determined under any circumstances that residential uses may be appropriate within the Community Mixed Use and Regional Mixed Use areas, then these residential uses should be of high quality and upscale design, subsidiary to and integrated within office, commercial or light industrial projects.

Route 360 Corridor Plan

General Note

Within all land use categories, zoning proposals will be analyzed to determine specific impacts of individual projects on existing and future development. It is not the intent of this Plan to propose, analyze or approve specific densities within each land use category.

The transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and development review process.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity

uses within general commercial, community and neighborhood mixed use areas. Such transitions should include, but not necessarily be limited to the following: such uses must be designed architecturally to be compatible with adjacent residences, with loading areas oriented away from residential uses. Other acceptable transitional design features could include topographical or other environmental features. Pedestrian access should be provided between all uses.

Office/warehouse uses may be developed adjacent to residential areas under certain circumstances, including but not necessarily limited to the following: such uses must be designed architecturally to be compatible with adjacent residences, with loading areas oriented away from residential uses. Other acceptable transitional design features could include topographical or other environmental features. Pedestrian access should be provided between all uses.

Note 2:

Appropriate location for small, village type shopping center (up to 6 acres) primarily to serve adjacent neighborhoods. It should contain a mixture of small specialty retail and office uses (C-2 district), sited around approximately 1 acre of public/semi-public open space, and be consistent with site layout and design concepts contained in Design Guidelines/exhibit 7).

Note 3:

New pedestrian oriented, community mixed use center site appropriate for initial corridor retail development and other complementary uses such as those listed in the Community Mixed

Use category (C-3 District), but not including multi-family or townhouse residential types. Development of individual parcels is appropriate if consistent with site layout and design concepts contained in Design Guidelines/exhibit 8).

Note 4:

Limited neighborhood-scale retail uses (C-2 District or lower) may be appropriate only if such development includes land use transitions and features to provide appropriate transition to adjacent neighborhoods and to achieve visual consistency with adjacent community mixed use center at northeast corner (see Design Guidelines, exhibit 8).

Note 5:

Existing residences could be converted for interim uses (as indicated). Longer term, however, general commercial or light industrial development is appropriate if parcels are part of a larger scale plan of development that is oriented east and aggregates land fronting Goodie's Bridge Rd. New development should provide transition to adjacent residences.

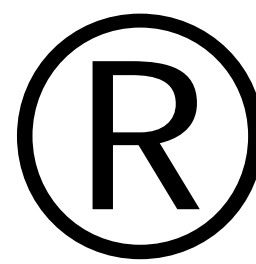
The notes geographies are generalized. For more information, please contact Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map prepared by Chesterfield County Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels



0 0.3 0.6 Miles

			01	02	03		
	04	05	06	07			
	08	09	10	11	12		
13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28
29	30	31	32	33	34	35	36
	37	38	39	40	41	42	
			43	44	45	46	